



# Housing Authority of the City of Alameda

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## MINUTES

### REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, JUNE 20, 2007

The Commission meeting was called to order at 7:00 p.m. with Chair Gormley presiding.

#### PLEDGE OF ALLEGIANCE

#### 1. ROLL CALL

Present: Commissioner Balde, Kurrasch, Pratt, Schlueter, Trujillo and Chair Gormley

Absent: None

#### 2. CONSENT CALENDAR

Item #2-F was pulled. Commissioner Kurrasch moved to adopt the Consent Calendar with the exception of #2F. Commissioner Pratt seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

\*2-A. Minutes of the Housing Commission Regular Meeting held May 16, 2007. Minutes were accepted.

\*2-B. Minutes of the Special Joint Meeting of the Board of Commissioners and the Housing Commission Work Session held June 2, 2007. Minutes were accepted.

\*2-C. Draft Minutes of the Special Board of Commissioners meeting held May 1, 2007. These draft minutes were for information only.

\*2-D. Draft Minutes of the Special Board of Commissioners meeting held June 5, 2007. These draft minutes were for information only.

\*2-E. Budget Variance Report. This report was accepted.

2-F. Revised Pet Policy for Independence Plaza. Executive Director Pucci stated that more requests are coming from tenants who want to move to Independence Plaza with pets. Only certain buildings on certain floors are allowed to have pets. After consulting with the Resident Management Council it was recommended that pets be allowed on all four floors of Building 707 so more residents with pets can be accommodated. The pet deposit would increase from \$75.00 to \$150.00.

Chair Gormley asked if existing residents have requested having a pet. Mr. Pucci said yes and they were told they would have to transfer to a pet unit in another building when it became available.

Chair Gormley questioned if Building 705 would still allow pets on all three floors. Mr. Pucci responded affirmative.

Commissioner Pratt asked if other complexes are allowed to have pets. Mr. Pucci responded that because Esperanza is public housing, it is the only other complex where residents are allowed to have pets.

Commissioner Kurrasch moved to add the proposed pet policy and amended. Commissioner Trujillo seconded. Motion carried unanimously.

\*2-G. Changes to Administrative Plan regarding Rent Reasonableness. The Housing Commission adopted the proposed changes to the Administrative Plan.

- \*2-H. Write-off of Uncollectible Tenant Accounts Receivable. The Housing Commission gave approval to write-off the attached tenant accounts receivable totaling \$66,577.90.

3. AGENDA

- 3-A. Recommend Award of Contract for Parrot Village Project. Mr. Pucci stated four bids were received with one being thrown out because it did not comply with the requirements. Out of the remaining three, Bay Cities Construction Co. of Oakland was the lowest bidder at \$198,800. This is within the budget, and it is recommended that the Housing Commission recommends to the Board of Commissioners to award the contract to Bay Cities to replace windows at Parrot Village.

Commissioner Kurrasch asked if we have done business with Bay Cities in the past. Mr. Pucci said yes and the work was satisfactory.

Commissioner Pratt asked if the bid thrown out was a lower bid. Staff replied it was between the lowest bid and the second lowest. Commissioner Pratt commented that the Housing Authority is getting the lowest bid with Bay Cities.

Commissioner Kurrasch asked if staff anticipates any problems with dry-rot or termites. Mr. Pucci explained that the siding was replaced three years ago; dry-rot was discovered and repaired. He added that the windows will be retro-fit which are placed inside the existing opening. Commissioner Kurrasch responded he has had experience with this process and it is very satisfactory.

Commissioner Kurrasch moved that the Housing Commission recommend to the Board of Commissioners to:

1. Award a contract to replace Parrot Village windows and sliding glass patio doors to Bay Cities Construction Co.; and
2. Authorize the Executive Director to issue change orders within the Extraordinary Maintenance/Capital Improvements line item budget for the Parrot Village/Eagle Village fund.

Commissioner Schlueter seconded. Motion carried unanimously.

4. ORAL COMMUNICATIONS

Kenneth Leung, Independence Plaza Resident, told Mr. Pucci on two occasions he contacted Mr. Abidi, Reconstruction Specialist, on a broken light fixture and scaffolding that was still up after the shingle replacement on Building 705 had been completed. Both were safety issues and on both occasions, action was taken the very next day. He expressed his gratitude to Mr. Abidi and said he exemplifies good and responsive public service. He asked Mr. Pucci to convey his gratitude to Mr. Abidi. Mr. Leung congratulated Mr. Pucci for having such an able and responsible employee on his staff. Mr. Pucci thanked Mr. Leung for such a nice compliment. Chair Gormley commented that everyone is very pleased at how Independence Plaza looks.

Michael Torrey, Esperanza Resident, provided the Chair with the City's proposed budget. He described two events coming up this weekend. Chair Gormley asked that a copy of the City's proposed budget be provided to the Commissioners. Mr. Torrey reported that the painting project at Esperanza is almost complete. He complimented staff on the Esperanza paint project.

Lenora Hamilton, new Section 8 Voucher recipient, described how difficult it is to rent in Alameda. She described how difficult it is to find a landlord to take a Section 8 voucher. She was concerned because her voucher, issued in March, will expire next week. Mr. Pucci said some voucherholders have difficulty leasing up for a variety of reasons. He went on to say that 65 families have leased up since the first of the year. He explained that new voucherholders that live outside of the city must lease up in Alameda the first year before they can port out. Ms. Hamilton said she is a San Francisco resident and described her efforts to find a unit in Alameda. Mr. Torrey

asked if extensions are given. Mr. Pucci responded that extensions have been given for up to 120 days. He suggested she request an extension.

Commissioner Kurrasch said he understood her problem and how difficult it is in Alameda.

Mr. Pucci said that it sounds like she is doing the right thing. He said he would talk with Section 8 staff to let them know she would call for an extension and to find out if there are any two bedroom vacancies coming available.

Chair Gormley responded compassionately and said staff would help as much as they can.

5. COMMISSIONER COMMUNICATIONS

Commissioner Balde said she appreciated the article in the newsletter about the community garden.

Commissioner Schlueter asked about an article in the newspaper regarding bonds for affordable housing. Mr. Pucci said these bonds are a result of Proposition 1C. California State Assembly Speaker Fabian Nunez's staff in Sacramento is trying to write into the bill \$100 million for housing authorities to use for public housing infrastructure. Staff could apply for these funds for Esperanza and other complexes. Bonds from four years ago were used for the 52 units Breakers at Bayport project and 39 units which Resources for Community Development. Mr. Pucci said it is a very competitive process and explained how little the amount is compared to the need.

Commissioner Kurrasch thanked staff for their competence and good management, especially in light of news regarding the Berkeley Housing Authority.

Chair Gormley asked if a date had been set to meet regarding the non-smoking policy. Mr. Pucci responded a meeting may be held July 11, 2007.

An Independence Plaza tenant asked for clarification on the pet policy. Mr. Pucci described the new policy. He said the extra deposit would not be charged retroactively, only if a pet is replaced with a new pet.

6. ADJOURNMENT

There being no further discussion, Chair Gormley adjourned the meeting at 7:36 p.m.

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Nancy W. Gormley, Chair

Attest:

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Michael T. Pucci  
Executive Director / Secretary